

# \$539,900 - 23 Lucas Way Nw, Calgary

MLS® #A2201583

## \$539,900

3 Bedroom, 3.00 Bathroom, 1,281 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

Only two townhomes remain in award-winning Logel Homes' Livingston Views development. This 1,481 sq. ft. residence features upgraded cabinetry, quartz countertops, and premium Samsung stainless steel appliances. With 3 bedrooms and 2.5 bathrooms, the spacious primary suite includes a walk-in shower and dual sinks in the ensuite. Both second-floor bathrooms are finished with upgraded ceramic tile. The main floor is enhanced with pot lighting throughout, complementing the modern design. Additional features include a double underdrive garage for added convenience. Enjoy year-round comfort with central air conditioning and the assurance of a 5-year Alberta New Home Warranty. Ideally situated near shopping, parks, and an on-site lake, this home offers the perfect blend of luxury and practicality.

Built in 2025

## Essential Information

MLS® #	A2201583
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,281
Acres	0.00



Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	23 Lucas Way Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2C7

### **Amenities**

Amenities	Picnic Area, Park, Snow Removal, Trash
Parking Spaces	2
Parking	Double Garage Attached, Rear Drive
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	156

Zoning	MC-2
HOA Fees	400
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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